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**STAFF ANALYSIS**  
**WHITTIER CITY DESIGN REVIEW BOARD**  
**December 12, 1996**

**DEVELOPMENT REVIEW DR96-16**

DESCRIPTION: NEW CONSTRUCTION  
LOCATION: 12471 WASHINGTON BOULEVARD  
APPLICANT: DR. FRANCINE RIPPY

**REQUEST**

The request is to approve the design of a 10,000 square foot warehouse within the M (Manufacturing) zone.

**DISCUSSION**

Site Plan

The applicant/owner will construct a 10,000 square foot warehouse adjacent to an existing manufacturing shop. The warehouse will be connected to the manufacturing shop. The manufacturing shop site and the adjacent vacant parcel are under the same ownership.

The new warehouse will be located at the rear of the lot with parking in the front. The parking area in the front will maintain the required 15 foot front yard setback and the minimum 10% landscaping.

Staff suggests additional five foot wide planters, one along the front of the building, east of the door, and the other along the east elevation of the existing building.

Elevations

The building is a concrete tilt-up construction similar to the adjacent manufacturing building. The design will be compatible with the existing manufacturing building. The front elevation will have brick veneer trim which will tie the addition to the existing building. The front portion of the existing building contains brick, the rear portion is concrete.

Because the new building is setback approximately 150 feet from the front property line, the entire elevation need not be all brick. This distance minimizes the visual impact of the new addition along the street.

An alternative design is to eliminate the proposed brick trim on the new addition and place a brick veneer (three to four feet high) on the lower portion of the addition. The brick veneer should wrap around five feet on the east elevation. The brick veneer should also be placed on the front portion of the existing building that is behind the existing parking area. The Brick veneer should be incorporated in the same manner as the new addition.

Details, Colors and Materials

A color board will be presented at the meeting.

The concrete portion of the building will be painted a gray color and the doors "Dark Platinum".

**RECOMMENDATION**

Staff recommends the Board approve the proposed design subject to the following conditions:

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1. Additional five foot wide landscape planters be placed along the front of the new additions and along the east wall of the existing building.
2. In lieu of the proposed brick trim, the addition shall only contain a three to four foot high brick veneer along the lower portion of the proposed building and along a portion of the existing building in back of the existing parking area.
3. The Brick veneer shall wrap around five feet on the east elevation of the new building and the west elevation of the existing tilt-up building.

Attachments:

Exhibit A - Site Plan  
Exhibit B - Floor Plan  
Exhibit C - Elevations

Prepared by: Art Bashmakian, Planner II

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**CITY OF WHITTIER  
PLANNING DEPARTMENT  
DATA SHEET  
(TO BE FILLED OUT BY CASE PLANNER)**

APPLICATION TYPE & NUMBER: DEVELOPMENT REVIEW DR96-16  
ADDRESS OF SITE: 12471 WASHINGTON BLVD  
APPLICANT: DR. FRANCINE RIPPY  
DESCRIPTION: WAREHOUSE ADDITION TO AN EXISTING MANUFACTURING BUILDING

APPLICANT'S MAILING ADDRESS: 12471 WASHINGTON BLVD.  
CITY: WHITTIER ZIP: 90602 PHONE (310) 696-8671  
ENGINEER/ARCHITECT: DENNIS A. DICKERSON  
ADDRESS: **Exemption 6: Privacy**

DATE RECEIVED: 11-13-96 RECEIVED BY: AB DETERMINED COMPLETE \_\_\_\_\_

ENVIRONMENTAL REVIEW: EXEMPT: \_\_\_\_\_ CLASS: \_\_\_\_\_ INITIAL STUDY COMP: \_\_\_\_\_  
ENVIRONMENTAL IMPACT REPORT: NOTICE OF PREPARATION: \_\_\_\_\_ DRAFT EIR: \_\_\_\_\_  
NOTICE OF COMPLETION: \_\_\_\_\_ FINAL EIR: \_\_\_\_\_

DESIGN REVIEW BOARD: YES: ☒ NO: \_\_\_\_\_ DATE: 12-12-96 EXP. DATE: \_\_\_\_\_

ZONING ADMINISTRATOR: DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_ DENIED: \_\_\_\_\_

PLANNING COMMISSION: DATE(S): 1-6-97 APPROVED: \_\_\_\_\_ DENIED: \_\_\_\_\_  
RESOLUTION NO.: \_\_\_\_\_ EFFECTIVE DATE: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_  
APPEAL: EXPIRES: \_\_\_\_\_ APPEALED: \_\_\_\_\_ EXTENSION: \_\_\_\_\_  
APPELLANT: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

CITY COUNCIL: DATE(S): 1-14-97 <sup>Consent</sup> APPROVED: \_\_\_\_\_ DENIED: \_\_\_\_\_  
RESOLUTION NO.: \_\_\_\_\_ ORDINANCE NO.: \_\_\_\_\_ EFFECT DATE: \_\_\_\_\_ EXP. DATE: \_\_\_\_\_

EXTENSIC

RELATED

FINAL PL

SIGNED C



**Fred R. Rippe, Inc.**  
Lind W. Coop  
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